

Spencer County Plan Commission  
Meeting Minutes  
August 28, 2008

The Spencer County Plan Commission held its monthly meeting on Thursday August 28, 2008. Members in attendance were Nathan Helms, Charlie Waninger, Rex Winchell, Bobby Cochenour, Steve Sisley and Scott Sublett. Members absent were Al Logsdon, Nicholas Held and Pete Rapp.

Chairman Nathan Helms called the meeting to order at 7:32pm. A copy of July minutes that were mailed out stand approved as presented.

New Business:

Jason Klem, Sign Painting Shop, petitions for a change in the Zoning Map. Request is made from R-1 To B-2 on 2.01 acres in Harrison Twp., Premises affected are situated on the East side of State Rd 545, a distance of 503 feet North of the intersection of State Rd 545 and Fulda Short Cut, described as follows:

A part of the Northwest Quarter of the Northeast Quarter Section Three (3), Township Five (5) South, Range Four (4) West. Proposed Land Use: Sign Painting Shop. Mr. Jason Klem was present and said he would like to move his sign painting shop from his father's basement to an existing building. He makes vinyl signs, truck lettering, billboards, window tinting, and graphics has been doing it for about 8 yrs. Nathan Helms asked if Administrator Cail has looked at the building. She said she has been there and it is a nice building with a big parking lot. Administrator Cail also passed out the current zoning area and pointed out that the west side of the street was already zoned B-2. Bob Cochenour asked how big the building was. Mr. Klem said it was 70 X 75. Nathan Helms said he had talked to Al Logsdon and he was in favor of the petition but he could not be present tonight. Mr. Waninger asked Mr. Klem how many acres he owned, and Mr. Klem responded that he had 2 acres. Charlie Waninger made a motion to accept the petition. Scott Sublett 2<sup>nd</sup>. Motion passed, with all in favor.

Administrator Cail advised Mr. Klem to check with Homeland Security – Building Safety division, to see if a State Design release was needed due to changing the building for public use.

Old Business:

Subdivision Review regarding maintenance bond issuance and members present at the last meeting were in favor of the developer upon getting a percentage of the subdivision done, they could get a percentage of the maintenance bond back. Nathan has also talked to Al Logsdon and he is in favor of the change. We need to discuss what the percentages will be. Nathan suggested if the developer has 25 % done they could get 25% back. Then when they get up to 75% back, the county holds the other 25% until project is finished. The idea for the change is the bond doesn't buy the county a lot of security but it does cost the contractors and they are only going to pass it onto the buyer. Attorney Wetherill said the current ordinance for the Maintenance bond is in effect up to 70 % completed or 2 years whichever is later. Bob Cochenour said it will entice the developer to get 75% completed so they can get the maintenance bond back. Bob Cochenour made the motion that the developer receives the maintenance bond back based upon percent completed, up to 75% then the last 25% back when project is completed. The County Engineer must first approve before any portion of a maintenance bond is released. Scott Sublett 2<sup>nd</sup> motion passed all in favor.

Administrator Cail passed out a hand out that she had received from the LEDC on the coal gasification plant, Steve Sisley asked if the coal gasification plant would come before this board. Attorney Wetherill said he didn't think any issues would come before the Plan Commission but they had a long way to go before approval.

Motion made to adjourn the meeting by Charlie Waninger, 2<sup>nd</sup> by Rex Winchell, all in favor.

Meeting adjourned at 8:01pm.

Next meeting September 25, 2008 @ 7:00pm immediately following the BZA meeting.